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Adjourned at 9:55 P.M.

# # #

Ava Cripe  
Minute Secretary

ii.

City Council  
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October 24, 1972

MINUTES OF A REGULAR MEETING  
OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER:

The Torrance City Council convened in a Regular Meeting on Tuesday, October 24, 1972, at 7:00 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmen Armstrong, Brewster, Sciarrotta, Surber, Uerkwitz, Wilson, and Mayor Miller. Absent: None.

Also present: City Manager Ferraro, Assistant City Manager Scharfman, City Attorney Remelmeyer, and Deputy City Clerk Nelson. Absent: City Clerk Coil, City Treasurer Rupert.

3. FLAG SALUTE:

Mr. Don Marcusek led in the salute to the flag.

4. INVOCATION:

The invocation was given by Reverend Quincy K. Hamilton, Central United Methodist Church, and incorporated a tribute to Mr. Jackie Robinson.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Sciarrotta moved that the minutes of October 10, 1972 be approved as recorded. His motion was seconded by Councilman Armstrong; roll call vote was unanimously favorable.

6. APPROVAL OF DEMANDS:

Councilman Uerkwitz moved that all regularly audited demands be paid. His motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

7. MOTION TO WAIVE FURTHER READING:

Councilman Wilson moved that after the Clerk has given a number and read title to any resolution or ordinance on tonight's agenda, the further reading thereof be waived, reserving and guaranteeing to each Councilman the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

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8. COUNCIL COMMITTEE MEETINGS:

Police, Fire and Public Safety:

Met this date for the purpose of determining which Committee should handle the question of employee examinations, per Councilman Uerkwitz, it being decided that the proper Committee to study such procedures and policies would be the Council Civil Service Committee. Mr. Uerkwitz then MOVED that the Civil Service Committee be authorized to review the subject matter. The motion was seconded by Councilman Sciarrotta; there were no objections, and it was so ordered.

Transportation Committee:

Met this date re: Jefferson Lease -- continued to Monday, October 30th at 4:30 P.M.

Legislative Liaison Ccmmittee:

Will meet on Thursday, October 26th, at 11:00 A.M. re ballot propositions and recommendations therefor. In view of this, it was Councilman Sciarrotta's request that the Council take no action at this time on agenda item #21 re: Proposition 14.

Parks, Recreation, and Community Development:

Will meet November 1st at 7:00 P.M. with School Board representatives.

Ad Hcc Committee -- Re: Commissions and Committees:

The first meeting is scheduled for Thursday, October 26th, at 4:15 P.M.

STREETS AND SIDEWALKS:

- 9. Matter regarding curbs, sidewalks and gutters at 18105 Amie Avenue (Mr. Antonio Verduco).

RECOMMENDATION OF CITY MANAGER:

That Council:

- 1. Require the immediate dedication of the needed right-of-way; and
- 2. Accept the petition of Mr. Antonio Verduco for a Short Form Assessment District to meet the requirements of street improvements necessary for 18105 Amie Avenue. Petitioner will, therefore, begin paying for these improvements when the project commences.

MOTION: Councilman Armstrong moved to concur with the above recommendation of the City Manager. His motion, seconded by Councilman Sciarrotta, was unanimously approved by roll call vote.

BUILDINGS, STRUCTURES AND SIGNS:

- 10. Rekeying of existing City Hall.

Withdrawn.

REAL PROPERTY:

11. RESOLUTION re: Babcock, Nordby, Stasneck and Schenbeck Lease.

RESOLUTION NO. 72-209

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF THAT CERTAIN FIRST AMENDMENT TO LEASE AGREEMENT DATED OCTOBER 24, 1972, BETWEEN THE CITY OF TORRANCE AND HENRY T. BABCOCK, MARVIN V. NORDBY, JOSEPH Z. STASNECK AND ROBERT E. SCHENBECK.

Councilman Wilson moved for the adoption of Resolution No. 72-209. His motion, seconded by Councilman Surber, was unanimously approved by roll call vote.

12. RESOLUTION re: Easement to Los Angeles County Flood Control District.

RESOLUTION NO. 72-210

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN EASEMENT DEED FROM THE CITY OF TORRANCE TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

Councilman Sciarrotta moved for the adoption of Resolution No. 72-210. His motion was seconded by Councilman Uerkwitz; roll call vote was unanimously favorable.

13. RESOLUTION re: condemnation, Torrance Boulevard from Henrietta Street to Prospect Avenue.

RESOLUTION NO. 72-211

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE FINDING AND DETERMINING THAT THE PUBLIC INTEREST AND NECESSITY REQUIRE THE ACQUISITION BY THE CITY OF TORRANCE OF RIGHT-OF-WAY EASEMENTS TO CERTAIN REAL PROPERTY IN SAID CITY FOR ANY PUBLIC USES AND PURPOSES AUTHORIZED BY LAW AND FOR USE FOR AND IN CONNECTION WITH PUBLIC STREET PURPOSES; AND DIRECTING THE CITY ATTORNEY TO BRING AND PROSECUTE AN ACTION IN THE SUPERIOR COURT FOR THE CONDEMNATION THEREOF.

Councilman Surber moved for the adoption of Resolution No. 72-211; his motion, seconded by Councilman Armstrong, was unanimously approved by roll call vote.

14. RESOLUTION re: Vacation of Unused Streets and Alleys in Meadow Park Redevelopment Project - Tract No. 21484.

RESOLUTION NO. 72-212

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ORDERING THE VACATION OF PORTIONS OF MADISON STREET, WARD STREET, PARK STREET, 235TH STREET, SKYPARK DRIVE, 238TH STREET, 240TH STREET, 242ND STREET, AND CERTAIN ALLEYS IN THE CITY OF TORRANCE.

Councilman Wilson moved for the adoption of Resolution No. 72-212. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

15. RESOLUTION re: Donald L. Blue dba Blue's Flying Service for operation of a Mobile Fueling Facility.

RESOLUTION NO. 72-213

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF THAT CERTAIN MOBILE FUELING AGREEMENT DATED OCTOBER 24, 1972, BETWEEN THE CITY OF TORRANCE AND DONALD L. BLUE DBA BLUE'S FLYING SERVICE.

Councilman Surber moved for the adoption of Resolution No. 72-213. His motion, seconded by Councilman Uerkwitz, was unanimously approved by roll call vote.

16. RESOLUTION authorizing execution of third amendment to H.T. Halibrand Airport Hangar Lease to permit an Aeronautical Sheet Metal Shop.

RESOLUTION NO. 72-214

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF THAT CERTAIN THIRD AMENDMENT TO AIRPORT HANGAR LEASE DATED \_\_\_\_\_, 1972, BETWEEN THE CITY OF TORRANCE AND H.T. HALIBRAND AND EMMA E. HALIBRAND.

Councilman Sciarrotta moved for the adoption of Resolution No. 72-214 His motion was seconded by Councilman Surber.

There was discussion, as follows, prior to roll call vote on the resolution.

Airport Commissioner Marousek, speaking on behalf of the minority on the Commission, voiced their objections to passage of the subject resolution, and noted the fact that there are certain standards for the T-hangar area, and for the storage of aircraft on the Airport; strides are being made in the important areas of standardization and finer development of the Airport. Little by little, Mr. Marousek added, clean-up progress is being made as the leases become available, adding that there

are certain places on the Airport for repairing, overhauling, etc. services, and, in his opinion, opening up the hangar area for any manufacturing could further impede the development of the Airport. Mr. Marousek also noted that there are written standards which permit light aircraft maintenance in the hangars, and he indicated his lack of understanding at the Commission's departure from these standards.

Council discussion ensued, there being general concurrence with Mr. Marousek's sentiments; specifically noted was the precedent-setting aspect of the request, and, in view of this factor, Councilman Uerkwitz offered a SUBSTITUTE MOTION: That the subject item be referred to the Transportation Committee for study and recommendation. The substitute motion was seconded by Councilman Brewster.

The proponent, Mr. Ted Halibrand, 1506 West 228th Street, was present and indicated that he had no objections to Committee referral.

Roll call vote on the substitute motion was unanimously favorable.

17. RESOLUTION authorizing execution of third amendment to E.E. Wilson Lease (Oriental Gardens) deleting the portion of the property to be leased to Somefun Incorporated.

Following Staff clarification by Airport Manager Egan, discussion was invited by Mayor Miller.

Airport Commissioner John Smith alluded to the subject lease as a "bag of worms", noting its extensive review by various City bodies, and the general feeling of Airport Commissioners that the Oriental Gardens/Somefun, Inc. leases should be coterminous. Mr. Smith added that the 1977 termination date for both leases would be satisfactory to the Commission.

Discussion was directed to the unique circumstances of the two leases and their recreational use roles; the pros and cons of coterminous lease expiration dates on the two pieces of property; and terms of the Oriental Gardens lease. City Attorney Remelmeyer voiced objections, based on the financial considerations, of a 1977 expiration date for the Oriental Gardens lease, and deemed such an arrangement not in the best interest of the City.

Mr. Frank Schiendler described the financial losses encountered by Oriental Gardens, and the relief afforded both them and the City by the Somefun lease. He noted the further fact that some \$2500 in payments is now delinquent, and indicated his willingness to negotiate in this regard, along with the fact that his intent is honorable. Mr. Schiendler reiterated that present grosses are very low, and the future is unknown.

The Airport Manager's recommendation -- that Oriental Gardens come in with a proposal to ANTS for extension of their lease up to the coterminous date -- was concurred in by the Council, it being agreed to proceed with adoption of the resolutions pertaining to this matter. It was specifically stipulated by Mr. Schiendler, at Councilman Surber's request, that he would make up the delinquency. Mr. Schiendler further stipulated that both parties would sign a paper that the leases would be coterminous.

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The following action resulted:

RESOLUTION NO. 72-215

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF THAT CERTAIN LEASE DATED OCTOBER 24, 1972, BETWEEN THE CITY OF TORRANCE AND SOMEFUN, INC. DBA KARTOPIA.

Councilman Sciarrotta moved for the adoption of Resolution No. 72-215. His motion, seconded by Councilman Surber, was unanimously approved by roll call vote.

RESOLUTION NO. 72-216

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF THAT CERTAIN THIRD AMENDMENT TO E.E. WILSON LEASE DATED OCTOBER 24, 1972 BETWEEN THE CITY AND DARLENE J. SCHIENDLER.

Councilman Surber moved for the adoption of Resolution No. 72-216; his motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

MOTION: Councilman Surber moved to refer to the Airport Manager and City Attorney (rather than ANTS) the request to draft the proper instrument to extend the Oriental Gardens lease to a date coterminous with the Kartopia lease. The motion was seconded by Councilman Brewster; roll call vote was unanimously favorable.

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The hour being 7:55 P.M. Councilman Sciarrotta moved to recess as City Council and reconvene as the Redevelopment Agency. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable. A 10-minute recess followed at 7:56 P.M.

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On resumption of the meeting Mayor Miller introduced, with considerable pleasure, Sister Dorothy Jane and her students from St. Lawrence School, present to observe the City Council in action.

TRAFFIC AND LIGHTING:

18. RESOLUTIONS re: Modification of Traffic Signals on 190th Street at Anza Avenue and at Inglewood Avenue.

RESOLUTION NO. 72-217

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AN AMENDMENT TO AGREEMENT NO. C-1348 BETWEEN THE CITY OF TORRANCE AND THE CITY OF REDONDO BEACH FOR THE MODIFICATION OF TRAFFIC SIGNALS ON 190TH STREET AT THE INTERSECTIONS OF ANZA AVENUE AND INGLEWOOD AVENUE.

Councilman Surber moved for the adoption of Resolution No. 72-217; his motion was seconded by Councilman Wilson; roll call vote was unanimously favorable.

RESOLUTION NO. 72-218

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING THE TRANSFER OF CITY OF TORRANCE TOPICS MONIES TO THE CITY OF REDONDO BEACH FOR THE MODIFICATION OF TRAFFIC SIGNALS ON 190TH STREET AT THE INTERSECTIONS OF ANZA AVENUE AND INGLEWOOD AVENUE.

Councilman Wilson moved for the adoption of Resolution No. 72-218. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

FISCAL MATTERS:

19. APPROPRIATION OF \$450 to purchase replacement for a stolen automatic machine traffic counter.

RECOMMENDATION OF CITY TRAFFIC ENGINEER:

That Council appropriate \$450.00 for full purchase price of one demonstrator model Streeter Amet Automatic Traffic Machine Counter.

MOTION: Councilman Sciarrotta moved to concur with the above recommendation of the City Traffic Engineer. His motion was seconded by Councilman Surber, and roll call vote was unanimously favorable.

AIRPORT MATTERS:

20. RESOLUTION re: FAA Grant Offer for Airport Master Plan.

RESOLUTION NO. 72-219

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ACCEPTING PLANNING GRANT OFFER OF THE UNITED STATES OF AMERICA THROUGH THE FEDERAL AVIATION ADMINISTRATION IN THE AMOUNT OF \$26,917.00 TO BE USED UNDER PROJECT NO. A-06-0257-01 FOR PREPARATION OF AIRPORT MASTER PLAN FOR THE TORRANCE MUNICIPAL AIRPORT; AND AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST PLANNING GRANT AGREEMENT BY AND BETWEEN THE CITY AND THE FEDERAL AVIATION ADMINISTRATION COVERING SAID PROJECT.

Councilman Wilson moved for the adoption of Resolution No. 72-219. His motion, seconded by Councilman Armstrong, was unanimously approved by roll call vote.

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LEGISLATIVE MATTERS:

- 21. PROPOSITION 14 (WATSON AMENDMENT).

Referred to Legislative Liaison Committee (See Page 2).

SECOND READING ORDINANCES:

- 22. ORDINANCE NO. 2360.

Withdrawn.

PLANNING AND ZONING MATTERS:

- 23. RESOLUTION re: CUP 72-22, SOMEFUN, Inc.

RESOLUTION NO. 72-220

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION AND OPERATION OF A GO-KART TRACK IN THE C-3 ZONE ON PROPERTY LOCATED ON THE NORTH SIDE OF PACIFIC COAST HIGHWAY, EAST OF DOUGLAS WAY.  
(CUP 72-22 - SomeFun, Inc., Frank H. Malovich, President).

Councilman Surber moved for the adoption of Resolution No. 72-220, and his motion was seconded by Councilman Wilson.

Prior to roll call vote, Mr. Bud Skolich, president, Riviera Homeowners Association, indicated their concern for possible noise pollution. He was assured by the Council that the noise ordinance would be enforced -- further control by way of the conditional use permit was pointed out.

Roll call vote to adopt Resolution No. 72-220 proved unanimously favorable.

- 24. RESOLUTION granting V72-10, Jimmie Capellino.

RESOLUTION NO. 72-221

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A VARIANCE FROM THE PROVISIONS OF DIVISION 9, CHAPTER 1, ARTICLE 25 OF THE TORRANCE MUNICIPAL CODE, AS APPLIED FOR BY JIMMIE CAPELLINO IN PLANNING COMMISSION CASE NO. V 72-10.

Councilman Sciarrotta moved for the adoption of Resolution No. 72-221, and his motion was seconded by Councilman Wilson.

There was discussion prior to roll call vote on the above motion. Councilman Uerkwitz advised that he had reviewed the minutes and listened to the previous Council tapes regarding this matter -- of concern to him is the variance vs. zone change procedure. Mr. Uerkwitz indicated that he is inclined to agree that this zone should be reviewed

in its entirety, rather than this "spot zone" approach, noting the proponent's indication that he would have no objection to the zone change route. Of further concern to Councilman Uerkwitz was the likelihood of traffic problems to the residential neighborhood.

Mr. Bill McCabe, 17777 Crenshaw Boulevard, representing the proponent, stated that Staff requirements regarding street access will be satisfactory, and deemed their proposed development one which will be approved by the residents. Mr. McCabe then advised, at Councilman Surber's question, that the office building tenants will be varied -- building contractors, advertising agencies, insurance and accountant offices, attorneys, etc. are now prospective tenants; the maximum number of offices could be 40 were the space so utilized. Councilman Surber then commented on the as yet undetermined traffic which will result, a matter of concern to him.

It was the added comment of Mr. McCabe that they have ever had good relations with the neighbors in like developments on Crenshaw Boulevard, and expected the same atmosphere to prevail at this site.

Commissioner Brewster reiterated his position -- his objections, in no manner, are to the proposed development, but are based on procedures and the zoning vs. variance approach. It was clarified by Planning Director Shartle that the zone change procedure likely would take several months in that a study would be involved.

Roll call vote on the motion was undertaken at this point:

AYES: COUNCILMEN: Sciarrotta  
 NOES: COUNCILMEN: Armstrong (for reasons of procedure; no objection at all to the development);  
 Brewster (for the same reason);  
 Surber; Uerkwitz (his objections are only procedural; the proponent should have gone for the zone change in the first place. Mr. Surber also confirmed that he had listened to the tape and read the minutes.)

\*\*\*\*Roll call vote was interrupted by Mr. McCabe who stated that he had been advised by City Staff to file for the Variance, having earlier indicated his willingness to file either a zone change application, waiver, variance or precise plan application. It was added by Mr. McCabe that they have now run out of time; if they are unable to proceed without further delay, all will be lost in that the option has more than run out, the deadline being this date.

It was the comment of Mayor Miller that regardless of what might be done with the remainder of the property in this area, the proposed use of the subject property is the best use, in his opinion -- procedure notwithstanding, if it is truly felt this a desirable use, there should be some support to get it done.

Councilman Armstrong restated his feeling that, as a matter of procedure, the zoning process is the more effective process, but is willing to concede that it may be "six of one and half a dozen of the other" -- rather than taking the risk of hazarding the development of the area, Mr. Armstrong WOULD CHANGE HIS VOTE TO "YES".

At this point, Mr. McCabe stated that even with approval of the subject variance, they will still apply for the zone change, if this be the desire of the Council.

Roll call vote on the motion resumed, with "yes" votes being cast by Councilman Wilson and Mayor Miller. The motion, therefore, carried, with the roll call vote recorded as follows:

- AYES: COUNCILMEN: Armstrong, Sciarrotta, Wilson;  
Mayor Miller.
- NOES: COUNCILMEN: Brewster, Surber, Uerkwitz.

25. RESOLUTION granting a Precise Plan of Development in Case No. PP 72-13, Jimmie Capellino.

RESOLUTION NO. 72-222

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A PRECISE PLAN AS PROVIDED FOR IN DIVISION 9, CHAPTER 6, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE, AS APPLIED FOR BY JIMMIE CAPELLINO IN PLANNING COMMISSION CASE NO. PP 72-13.

Councilman Wilson moved for the adoption of Resolution No. 72-222. His motion, seconded by Councilman Sciarrotta, carried, as follows:

- AYES: COUNCILMEN: Armstrong, Sciarrotta, Wilson;  
Mayor Miller.
- NOES: COUNCILMEN: Brewster, Surber, Uerkwitz.

PLANNING AND ZONING HEARINGS:

26. V 72-11, HUNT ENTERPRISES, INC. (Donald G. Hunt, President).  
CONTINUED HEARING. Request for a variance from the provision of that R-1 zone to permit the construction of a 28-unit apartment building on property located at the east side of Cypress Street, approximately midway between Sepulveda Boulevard and 229th Street.  
RECOMMENDED FOR DENIAL BY THE PLANNING COMMISSION.

Mayor Miller announced that he resides within 300 feet of the subject property, and in the interest of avoiding any possible conflict of interest, he will ABSTAIN in this matter. The meeting was turned over to Mayor Pro Tem Surber, and Mayor Miller departed from the Council Chambers.

An Affidavit of Publication was presented by Deputy City Clerk Nelson, and it was ordered filed, there being no objection.

Mayor Pro Tem Surber advised that this is the time and place for the Continued Hearing on V 72-11, and invited comments, first from Staff, and then from those desiring to speak. Staff clarification was provided by Planning Director Shartle.

Mr. Raymond Sulser, 3847 West 134th Place, Hawthorne, representing the proponent, reviewed his presentation before the Planning Commission, duly recorded in the minutes thereof; it was Mr. Sulser's specific request that the comments of Mr. Dudley Gray, attorney for Mr. Hunt, contained in the September 6, 1972 Planning Commission minutes be incorporated in these minutes. There were no objections, and Mayor Pro Tem Surber directed that this be done, as follows:

"Mr. Dudley Gray, 2424 Torrance Boulevard, attorney representing the applicant, requested that the record reflect that by applying for the subject variance, no rights to litigation now pending on this matter are being waived. Further, while conceding that in most variance considerations the matter of economics ordinarily has little, if anything, to bear on the ultimate outcome; this is an exceptional case, in Mr. Gray's opinion -- the matter of economics involved should be given great weight because, as the records now in evidence reflect, Mr. Hunt did acquire this property as R-3 property, the amount of \$125,000 is the actual amount of investment in this land, and it was only after the initial application for a building permit that a moratorium was imposed and the land summarily rezoned to R-1. Therefore, Mr. Gray concluded, the variance should be granted because of the economic factors involved and also because of the peculiar characteristics of the property as fully set forth in the exhibit."

Next to speak was Mr. James Heinz, 2316 West 227th Street, who commented on the fact that the subject area is predominantly single-family residences, and that it is now a very stable, secure neighborhood. It has been indicated by these residents that they are opposed to any development other than R-1, according to Mr. Heinz.

Mr. Dan Dailey, 2265 West 229th Street, pointed out the development problems faced by the Southeast Torrance area through the years -- the proposed development is not in the best interest of the homeowners. Mr. Dailey urged that the Council join with the Planning Commission in denial of the subject request.

There being no one else who wished to be heard, Councilman Sciarrotta moved that the hearing be closed. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable, with Mayor Miller abstaining.

Councilman Sciarrotta moved to concur with the recommendation of the Planning Commission and Planning Department for denial of V 72-11. His motion was seconded by Councilman Armstrong.

Prior to roll call vote, Councilman Uerkwitz noted that he had made the original motion for approval back in 1970, and the fact that many changes in the R-3 zone have occurred in the interim and that the RTH zone has never been studied in connection with this property; there likely are other zones which might apply now. Mr. Uerkwitz further noted the changed thinking regarding density, and changes as well in the area of environmental impact -- he could not now concur with the original findings relative to the 28 units.

Councilman Uerkwitz then indicated his preference that this matter be referred back to the Planning Commission for their restudy under the new existing zones available, as well as consideration of the environmental impact factor.

General concurrence with the above was indicated by the Council whereupon Councilman Sciarrotta WITHDREW HIS EARLIER MOTION, resulting in the following action:

MOTION: Councilman Uerkwitz moved that V 72-11 be held in abeyance until there is a report back from the Planning Commission as above recommended. The motion was seconded by Councilman Sciarrotta.

Prior to roll call vote on the motion it was the recollection of Councilman Brewster that one of the problems faced with this particular piece of property was the extreme difficulty in trying to lay out a usable R-1 subdivision. Planning Director Shartle confirmed the correctness of this recollection, and added that the dimensions of the property and the lack of a street presented difficulties, which ultimately resulted in the 28-unit compromise under the ordinances in effect at that time. It was added by Councilman Brewster that he does not feel the basic problem has gone away, but he would concur in the above action recommended by Councilman Uerkwitz in that there may be other compromises here -- either RTH or the Staff-suggested "garden-type R-3" approach. Mr. Brewster would further suggest that the Planning Commission take into consideration (1) can the property be used as R-1 with resultant creditable R-1 development; and (2) if not, what can be worked out as a livable compromise in that this man certainly cannot be denied the use of his land.

Councilman Armstrong indicated concurrence with the right of land use; it cannot be denied -- the question is whether there is a viable alternative to 28 units in an R-1 zone.

It was the comment of Councilman Sciarrotta that his original motion for denial was based on the 28 units -- he is not opposed to additional studies which will show some use for this property.

Roll call vote on Councilman Uerkwitz' motion to refer V 72-11 to the Planning Commission proved unanimously favorable, with Mayor Miller abstaining.

# # #

Mayor Miller returned to the Council Chambers and resumed leadership of the meeting.

# # #

27. ZC 72-16, EQUITY REAL PROPERTIES (James L. Ingersoll, President).  
CONTINUED HEARING. Change of zone from R-1 to C-5 on property located at the northeast corner of 173rd Street and Roslin Avenue. RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION. Affidavit of Publication presented, and ordered filed.

Mayor Miller announced that this is the time and place for the continued hearing on ZC72-16, and inquired if anyone wished to be heard. There was no response.

Councilman Armstrong moved that the hearing be closed. His motion was seconded by Councilman Surber; roll call vote was unanimously favorable.

MOTION: Councilman Sciarrotta moved to concur with the recommendation of both the Planning Department and Planning Commission for approval of ZC 72-16 for a change of zone from R-1 to C-5. The motion, seconded by Councilman Armstrong, was unanimously approved by roll call vote.

28. ZC 72-17, PETE S. ZAMPERINI. Change of zone from R-1 to R-3 on property located at the northeast corner of Hickory Avenue and Sonoma Street. PLANNING COMMISSION RECOMMENDS APPROVAL TO R-3 (PP)

An Affidavit of Publication was presented by Deputy City Clerk Nelson, and it was ordered filed, there being no objection.

Mayor Miller announced that this is the time and place for the subject public hearing, and inquired if anyone wished to be heard. There was no response.

Councilman Sciarrotta moved that the hearing be closed. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

The 5 protests of record were clarified, at Councilman Surber's request -- their concerns being based on any further apartment development. It was pointed out that the subject request brought the property into conformity, in that it is already developed with six units.

Mayor Miller took this opportunity to outline the illustrious career of the proponent's brother, Mr. Louis Zamperini, one time Olympic track team star; war hero, with incredible experiences as a Japanese prisoner, including erroneous notification of his death, a finding steadfastly denied by his mother.

MOTION: Councilman Wilson moved to concur with the recommendation of the Planning Department and Planning Commission for approval of ZC 72-16, change of zone from R-1 to R-3 (PP). The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable, with general concurrence voiced by the Council that the Zamperini story is a most remarkable one, worthy of formal incorporation in Torrance's history.

ROUTINE MATTERS:

29. EXPENDITURES OVER \$300:

RECOMMENDATION OF FINANCE DIRECTOR:

That Council approve the following purchases:

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A. BUDGETED ITEMS:

1. \$890.36 to Doubleday & Company for 247 adult and juvenile books.
2. \$577.50 to W.W. Norton & Company, Inc. Publishers, c/o Walter T. Oakley for one only complete subscription of Norton Advance Copies (Greenway Plan).
3. \$559.18 to West-State Books for 69 adult and 13 juvenile books.
4. \$540.23 to Rowman and Littlefield for 18 adult non-fiction books.
5. \$607.01 to Photo & Sound Company for one each Bell & Howell film projector, Kodak slide projector and Wollensak tape recorder requested by the City Librarian as additional equipment for Civic Center and branch libraries.
6. \$410.18 to Johnson Stationers for 1200 legal pressboard folders requested by the City Clerk for record keeping system.
7. \$357.00 to Western Highway Products for 50 truck route signs requested by Traffic and Lighting as replacements.
8. \$377.08 to Oranco Supply Company for various repair Buckner sprinkler parts requested by Park Services Division for stock.
9. \$415.76 to Southern California Fence Company for chain link fencing material requested by Park Services Division to be used to repair and replace old fencing at Entradero Park.
10. \$390.77 to American Wholesale Hardware for 40 American and California State flags requested by the Custodial Department for stock and replacements.
11. \$677.78 to James P. Kinney Company for one only heavy duty electric hoist requested by the Water Department as a replacement unit.
12. \$739.73 to Fusecote Company for various hydrant repair parts and servicing of hydrants requested by the Water Department.
13. \$333.90 to Western Water Works Supply for 200 adapter couplings requested by the Water Department for stock.
14. \$592.20 to Kelly Pipe Company for 200 feet of 6-inch pipe requested by the Water Department for stock.

B. REIMBURSABLE ITEMS:

15. \$446.25 to Best Concrete Products for one only concrete meter vault requested by Water Department for installation at Harris Industrial Company. Payment has already been received from them.

16. \$394.22 to Park-Son, Inc. for one each 8-inch water pipe valve and sleeve requested by the Water Department for installation at the South Bay Shopping Center. Payment has already been received for this service.
17. \$454.65 to Hersey Products Company for one only six-inch detector check meter requested by the Water Department for installation at the South Bay Shopping Center. Payment has already been received.
18. \$4519.95 to Smith and Hartford Custom Coach for major repairs to front side of City Bus (Unit #350) requested by the City Garage. Payment from responsible party has already been received.

30. FINAL TRACT MAP NO. 21484.

Subdivider: Redevelopment Agency of the City of Torrance  
 Engineer: City of Torrance Engineering Department  
 Location: Between Hawthorne Blvd. and Madison Street from  
 Skypark Drive to Pacific Coast Highway.  
 No. of Lots: 33

RECOMMENDATIONS OF CITY ENGINEER/PLANNING DIRECTOR:

1. That subject final tract map be approved; and
2. That Council find the tract map is in accord with the Conservation Element of the City's General Plan.

31. FINAL TRACT MAP NO. 28155.

Subdivider: Union Rental & Supply (Stan Wilson)  
 Engineer: Lanco Engineering.  
 Location: Between 234th and 235th Streets w/o Pennsylvania Ave.  
 No. of Lots: 6

RECOMMENDATIONS OF CITY ENGINEER/PLANNING DIRECTOR:

1. That subject final tract map be approved; and
2. That Council find the tract map is in accord with the Conservation Element of the City's General Plan.

32. FINAL TRACT MAP NO. 26102.

Subdivider: Stan Wilson.  
 Engineer: Lanco Engineering.  
 Location: 228th and 229th Streets between Crenshaw and Pennsylvania.  
 No. of Lots: 9

RECOMMENDATIONS OF CITY ENGINEER/PLANNING DIRECTOR:

1. That subject final tract map be approved; and
2. That Council find the tract map is in accord with the conservation element of the City's General Plan.

33. RELEASE OF SUBDIVISION BOND - Tract No. 29755.

Subdivider: Don Wilson Builders.  
 Bonding Company: Ohio Casualty Insurance Company.  
 Bond No. 1-566-809 - \$12,300 F.P.  
 Bond No. 1-566-811 - 6,150 L.M.  
 Bond No. 1-566-812 - 1,100 Inspection.

RECOMMENDATION OF CITY ENGINEER:

That subject bond be released.

- 34. BOND REDUCTION - Tract No. 30638.  
 Subdivider: T.I. Properties Corporation. (C.N. Cake)  
 Bonding Company: Ohio Casualty Insurance Company  
 Bond No. 1434124 - Amount \$12,000

RECOMMENDATION OF CITY ENGINEER:  
 That the subject bond be reduced to \$2,000.

- 35. CLAIM of R.G. Harris for property damages.

RECOMMENDATION OF CITY CLERK:  
 That the above claim be REJECTED on the basis that it fails to state sufficient information. The City Attorney concurs with the above action.

MOTION: Councilman Sciarrotta moved to concur with recommendations on items #29, 30, 31, 32, 33, 34, and #35. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

ADDENDUM ITEM:

- 36. ORDINANCE re: ZC 72-7, Torrance Planning Commission.

(Note: Formerly Ordinance No. 2360, held until it could be determined whether or not an Environmental Impact Report would be required; now resubmitted for first reading.)

ORDINANCE NO. 2366

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY THAT CERTAIN PROPERTY WHICH IS LOCATED ON THE NORTHEAST CORNER OF HAWTHORNE BOULEVARD AND PACIFIC COAST HIGHWAY, AND DESCRIBED IN ZONE CHANGE 72-7.

(Torrance Planning Commission)

Councilman Armstrong moved for the approval of Ordinance No. 2366 at its first reading. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

ORAL COMMUNICATIONS:

37. City Manager Ferraro reported the request of the Council-Chamber Committee researching data processing procedures for a meeting with the full Council. It was agreed to convene at 6:00 P.M. on Tuesday, November 14th, for this purpose.

38. The 1972-73 Annual Budget was provided the Council, accompanied by a presentation by Assistant City Manager Scharfman of the highlights of this document. Council discussion was directed to the extreme importance of wise expenditures of revenue sharing funds.

It was the recommendation of Councilman Surber that the Legislative Liaison Committee commence work at this time on legislation which would enable the City to retain all of the revenue sharing funds rather than going back to Washington at all.

Noted was the fact that the Midyear Budget Review has been scheduled for January 28, 1973.

39. It was the request of Councilman Armstrong that the appropriate action to create the necessary ordinance pertaining to bicycle licensing and auctioning be expedited.

40. The recent appointment of Mr. Jerry Russell as Assistant Highway Engineer for the State of California was commended by Councilman Brewster, with the request that there be formal congratulations extended him in an appropriate manner.

41. Councilman Uerkwitz reiterated the urgency relative to Torrance Boulevard/Carson Street construction and the need for maximum ingress and egress for Downtown Torrance during the holiday season.

42. It was the request of Mayor Miller that Councilman Wilson relay the positive input regarding the Youth Intern Program to the School Board representatives at the forthcoming meeting of this particular committee.

43. Mayor Miller reported on his history-making trip to Philadelphia for the purpose of witnessing President Nixon's official signing of the Revenue Sharing Bill -- an awe inspiring event for those present and one of honor and prestige for the City of Torrance.

The meeting was regularly adjourned at 9:55 P.M.

# # #

*Vernon W. Coil*  
Vernon W. Coil, City Clerk of the  
City of Torrance, California

*Ken Miller*  
Mayor of the City of Torrance

Ava Cripe  
Minute Secretary

City Council  
October 24, 1972